

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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30th September 2025.

Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

CHANGE OF USE FROM RETAIL SHOP TO HOT FOOD TAKEAWAY AND INSTALLATION OF AN EXTRACTION FLUE – 12, CLARENCE PLACE, NEWPORT, NP19 0AE.

Heritage Impact Assessment-

Dear Sir/Madam,

Please find attached a planning application and Listed Building Consent application relating to the above property. This application is a resubmission of application number - 24/1048.

BACKGROUND –

The property was constructed in 1909 in the Edwardian Baroque style . The property is part of a terrace and lies adjacent the former Newport Technical Institute on its East side– a landmark Listed Grade 2 Building. The property was listed fairly recently – 2002.

All of the proposed works are located to the rear of the building and will have extremely limited visual access to the general public.

The extent of the applicant's ownership is limited to the footprint of the building; there is right of access to St. Vincent Road.

This joint right of access to the rear of the property also applies to No. 10.

Historically there was a cartway / vehicle access to the rear. However, this has been blocked by means of the adjoining single storey flat roof extension to No. 14.

The applicant's property has a duty to ensure that pedestrian access is kept clear to the adjoining gated access to Number 10.

SUMMARY OF PROPOSALS-

The property has a history of food preparation and takeaway, as well as retail.

The internal of the property has, over the decades, had all original features removed. There are no remaining elements of architectural or heritage merit.

COMPANY NUMBER 16140564



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The part of the rear that will be amended is allow quality, post original construction addition. Application 24/1048 provided an inappropriate flue design. However, that submission was based on the history of the building. There was until 2018/9 a similar steel flue located on the rear of the building - see photos below. Approved Planning Approval 18/0043 Additional Condition 2 states –

“Details of the any mechanical ventilation extraction system to be installed to the building shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The equipment shall be installed in accordance with the approved details.

Reason: To preserve the special character and architectural and historic interests of this listed building and in the interests of visual amenities.”



Historic Photo showing previous steel flue, present 2018/9

This application proposes a compact ‘no odour’ roof top extraction flue. The proposed extraction outlet will be located on the roof above the Store/Staaf Area. The attached manufacturers technical literature included photo of the type of flue that is proposed.

This proposed type of flue is compact, has a very limited visual impact. It has been located on the lowest part of the roof.

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Roof installation with outdoor cover hood and external weather louvers (accessories).

24/1048 – REFUSED APPLICATION-

The original planning application was refused due to lack of the detail and the design of the steel flue. The previous application was not accompanied by a Listed Consent submission. A Heritage Impact Assessment was not included with the planning application.

The Officer's report states the following regarding the Change of Use.

"ASSESSMENT -

The site is located within a local centre and forms a mid-terrace unit amongst a row of ground floor commercial premises that have a range of opening times, including daytime and evening hours. Policy R9 (Change of Use to Non-Retail Uses Inside Local Centres) states that proposals for change of use of existing shop premises to financial and professional services (use class a2), food and drink uses (use class a3), and leisure and community uses within local centres will be permitted only where: the concentration of such uses at ground floor level would not prejudice the viability of the centre's retailing role; there will be no unacceptable adverse effects on the local highway network; and there will be no unacceptable effects on local residential amenity or the general character of the area in terms of noise and disturbance or extra traffic generated. Regarding the concentration of uses, the local centre will retain retail uses both opposite the site as well as along the terrace of units and a good mix of other uses. It is therefore considered that the change of

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use from a retail use to a non-retail use within this local centre would not prejudice the viability of the centre's retailing role. It is also worth noting that whilst permission is sought to change the use from a retail unit, it has been vacant for approximately two years. Its re use is welcomed in principal as it occupies a prominent roadside location on a primary thoroughfare and long periods of vacancy can lead to general degradation of the site and area. In this sense, the re-use of the building is supported and is of merit. Owing to the scale and location of the unit, it is considered that the use would not result in adverse effects on the local highway network."

LISTED BUILDING STATUS AND BRIEF HISTORY-

The application building belongs to a group of 5 building set in a terrace: Nos.10-18 Clarence Place (evens). The Cadw listing description is included below -

Group of shops, offices and accommodation on upper floors. A 3-story 6-bay range including an entrance bay. Built of brick and stone with a replaced machine-tile roof; modest sized corniced brick stacks. Asymmetrical composition which should include an end bay right to match number 18 at end left. All bays are defined by pilasters which rise from first through second floor; all shopfronts remodelled; all windows are horned sashes with multipane upper lights and plate glass lower lights. Entrance bay is off-centre right: of rusticated ashlar with segmental arched parapet incorporating cartouche; round-arched second floor window and 2-light first floor window with extended keystone are flanked by enriched Ionic pilasters. Ground floor entrance has matching bracketed hood on giant pilasters. Bays each side and end left have a 3-window range of sashes with eared and shouldered surrounds; second floor has aprons to side windows and carved panels with swags at centre, egg and dart cornice and balustraded parapet. Intervening bays (from right the first and fifth) also have a 3-window range of similar sashes but with a decorative entablature to central second floor window under a swept segmental-arched gable with small pierced light, flanked by piers with orbs terminating the balustrade above the dividing pilasters.

Paragraph 5.12 states that:

"Applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessment should be proportionate both to the significance of the listed building, and to the degree of change proposed, and the

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statement should provide enough information to allow the local planning authority to judge significance and impact when considering applications for listed building consent.”

Paragraph 5.13 states that:

“When determining a listed building consent application, the local planning authority should consider the following issues:

- The importance and grade of the building and its intrinsic architectural or historic interest;*
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building’s inclusion on the list;*
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene;*
- **The impact of the proposed works on the significance of the building;***
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area’s economy or the enhancement of its local environment; and*
- The listing grade may be a material consideration, but is not in itself a reliable guide to the sensitivity of a building to alteration or extension. For example, many Grade II buildings are humble, once common building types, listed precisely because they are relatively unaltered examples of their kind and their special interest can be damaged by inappropriate alteration or extension.”*

Cadw’s guidance (Cadw 2017b) sets out a four-stage approach to the identification and assessment of potential setting effects; i.e.:

- Stage 1: Identify the historic assets which might be affected.
- Stage 2: Define and analyse the setting, to understand how it contributes to the asset’s heritage significance.
- Stage 3: Evaluate the potential impact of development; and
- Stage 4: Consider options to mitigate or improve that potential impact.

LISTED BUILDING DESCRIPTION-

The proposed change of use will take place to the ground floor.

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The building was constructed in 1909 – see ordnance plan 1 below, which shows the original size of the property.

Refer also to Ordnance plan 2 and 3. Note that the rear of the building has been enlarged prior to the original construction – at the rear.

The plan (KD2036/1) shows that the area termed ‘Store/Staff Area’ on the plan is the area that has been added prior to original construction. It is assumed that the area was first covered and then enclosed.

The property was listed in 2002. The covering and enclosure pre-dates the listing.

The plan shows a w.c. and an adjacent recess with a kitchen sink – these were built at the time of the original construction. The staff/store area was added at a later date.

PROPOSED

There are 3 elements of proposed works –

1. Change of Use
2. Internal installation of service counters, cooking facilities and steel flue equipment/canopy
3. The installation of the steel flue and alterations to the existing roof.

IMPACT ON LISTED BUILDING

The proposed steel flue has been redesigned and relocated. The steel flue will be positioned at the rear of the building. It will be located on a part of the building that was added prior to the main building being constructed.

The proposed steel flue type is compact, odour free and will not appear, in any way, intrusive.

The steel flue’s location will not interfere with the users of the first-floor balcony, or any of the neighbours.

The proposed change of use will bring this vacant building back into use. The main element of the proposals is the steel flue – without the steel flue the business will not be able to operate. In application 18/0043 it was acknowledged that a steel flue was necessary for the business to progress. Details were to be sent in for approval.

LOCATION / PARKING –

The application site is situated in an extremely sustainable location. The nearest bus stops are within 100m of the application building. Staff will be aware of the lack of parking and the close proximity to the city centre / public transport.

There is limited space to store bicycles within the Store/Staff Area.

The overall property ownership does not include any external space.

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The current lawful use – retail will create the same number of parking and thus the demand will be the same.

REFUGE / RECYCLE STORAGE-

The occupiers of Number 12 have used an area to the rear of the property to store bins for a significant number of years and have established this area for bin storage. The photo below shows this area covered currently with timber pallets. The refuse bins will be stored where the pallets are currently stored.

NCC trade waste services are to be employed to remove the trade waste via the rear entrance/exit on St Vincent Road.

Trade Waste will meet Workplace Recycling Regulations as dictated by the necessary licence.

ECOLOGY –

Externally the application proposes only to install a rear steel flue. It is not felt necessary to provide ecological improvements.

SUGGESTED CONDITION-

The rear part of the building – Staff/Store Area appears in poor condition. Full technical details are to be submitted prior to the flue's installation for approval. Building Regulations is required for the proposed work. The details provided for approval by Newport City Council Building Control are also to be submitted to satisfy a condition related to the possible overhaul of the existing roof and the installation of the flue, through the roof structure. These detailed drawings will be strictly based around the proposals laid out in this Planning and Listed Building submission.

If you have any queries, please contact me.

Kerín Dorrington

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Map 1 - 1880



Map 2 - 1914



Map 3 – 1944 (approx.) – enclosed at rear

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Photo 1 – showing rear access for bin collection.



Photo 2 – showing area for bin storage



Photos 3 and 4 showing rear elevation of single storey and main building

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